

Message Text

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PAGE 01 STATE 178446
ORIGIN FBOE-00

INFO OCT-01 EUR-12 IO-14 ISO-00 A-01 SY-05 L-03 /036 R

DRAFTED BY A/FBO:PWSTANGE:ADC
APPROVED BY A/FBO:WLSLAYTON
IO/EX:CWATKINS (PHONE)
A/SY/FO:WCOLE (PHONE)
-----033100 150104Z /73

P 142334Z JUL 78
FM SECSTATE WASHDC
TO USMISSION GENEVA PRIORITY
INFO AMCONSUL FRANKFURT PRIORITY

UNCLAS STATE 178446

FRANKFURT FOR RSS/RTC

E.O. 11652: N/A

TAGS: ABLD, ASEC

SUBJECT: PROPOSED ST LEASE OVER DOLS. 25,000 FOR MARINE
GUARDS

REF: GENEVA 09455

1. NOTED LESSOR WILL ACCOMPLISH REPAIRS AND IMPROVEMENTS
TO HEATING AND HOT WATER SYSTEMS AT HIS EXPENSE AT NO
INCREASE RENT.

2. SINCE INSTALLATION OF 4 ADDITIONAL BATHROOMS AND
ADDITIONAL ELECTRICAL WIRING CIRCUITS ARE PERMANENT
IMPROVEMENTS, THE LESSOR SHOULD INSTALL THEM AT HIS
EXPENSE WITH COSTS ESTIMATED AT SF 40,000 AMORTIZED
IN INCREASED RENT, PAYABLE IN ONE-TIME LUMP SUM IF
NECESSARY. BALANCE OF INITIAL RENOVATIONS OUTLINED
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IN ADDENDUM TO GENEVA OM APRIL 6 APPEAR TO BE NON-
STRUCTURAL IN NATURE AND CAN BE DONE BY LESSEE AT
HIS EXPENSE PROVIDED THEY ARE NOT NORMALLY DONE BY
THE LESSOR AT HIS EXPENSE UNDER LOCAL PRACTICE.

3. ACCORDINGLY, PROVIDED RENT QUOTED IS IN LINE WITH
THE GOING LOCAL RATE FOR COMPARABLE PROPERTIES IN

SIMILAR CONDITION AND SIMILAR PROVISIONS ON LESSORS

RESPONSIBILITIES FOR INITIAL REPAIRS, AUTHORIZED
EXECUTE 5 YEAR LEASE COMMENCING DATE ACCEPTED FOR
OCCUPANCY FOR MARINE GUARD QUARTERS AT 29 CHEMIN W.
RAPPARD, GENEVA/BELLEVUE AT BASIC ANNUAL RENT
SF 54,000. INCLUDE PROVISION LESSOR TO INSTALL
4 ADDITIONAL BATHROOMS AND ADDITIONAL ELECTRICAL
WIRING CIRCUITS TO MEET OUR REQUIREMENTS WITH COSTS
AMORTIZED FIRST YEARS RENT. IF NECESSARY AUTHORIZED
PAY INCREASED RENT IN LUMP SUM UPON COMPLETION.
INCLUDE PROVISION LESSOR WAIVES RESTORATION RIGHTS
FOR THE INITIAL IMPROVEMENTS.

4. UPON EXECUTION OF LEASE AS AUTHORIZED ABOVE,
ALSO AUTHORIZED ACCOMPLISH THE NON-STRUCTURAL INITIAL
RENOVATIONS OUTLINED PARAGRAPH 2 ABOVE AT TOTAL COST
ABOUT SF 92,000.

5. SUBMIT COPIES OF EXECUTED LEASE TO IO/EX AND FBO.
CHRISTOPHER

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NNN

Message Attributes

Automatic Decaptioning: X
Capture Date: 01 jan 1994
Channel Indicators: n/a
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Litigation Codes:
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